

# Terms of Reference:

## Concept Site Plan

---

### Description:

A Concept Site Plan illustrates the project site and approximate location of proposed land uses, buildings/structures, site access, streets and site circulation for vehicles/pedestrians, open spaces as well as soft and hard landscaping.

### Development Application Stream:

A Concept Site Plan may be required in relation to the following development applications:

- Pre-application Consultations\*
- Official Plan Amendments
- Zoning By-law Amendments
- Plans of Subdivision
- Plans of Condominium
- Main Street North Development Permit System

\* Pre-application Consultation plans can be more high level and does not require all the details noted below

### Rationale:

The Concept Site Plan provides a visual aid to depict the vision and development intent for a proposal and assists with the review of an application made under the *Planning Act*.

### Content:

Concept Site Plans must be legible and drawn to scale. Features that should be illustrated on the plan include, where applicable:

#### General

- Both existing and proposed buildings/structures (differentiate between the two via linework, hatching, etc.)
- Indicate buildings/structures to be demolished
- Property lines, abutting streets and building footprints on adjacent properties
- Site access, driveways and parking areas both on site and on adjacent properties
- Above grade structures and parts of the buildings which overhand the ground floor including cantilevers, canopies, balconies, etc.
- Both existing and proposed below grade structures as well as access points and ramps
- Dimensioned relationships of the proposed buildings above and below grade to property lines
- Site statistics showing as-of-right permissions and proposed

#### Easements, Reserves, and Widening

- Both existing and proposed easements, reserves, and/or road widenings
- Ravine limit and natural heritage features or hazards as well as the appropriate setbacks and/or buffer zones
- Watercourses and any significant features or delineations

## Terms of Reference:

# Concept Site Plan

---

### Site Circulation

- General location and dimensions of both existing and proposed vehicular and pedestrian circulation adjacent to and on site (including bicycle facilities such as lanes, parking, and storage)
- General location and dimensions of areas on site accessible to the public both on site and within the building (including parks and open spaces, privately owned public spaces POPS, walkways, mid-block connections, etc.)
- Location of existing or proposed transit stops both local and regional
- Location of ramps and walkways

### Waste Disposal

- General location and dimensions for all loading and service areas, including access to these areas
- General location and dimensions of facilities for at grade storing and handling of garbage, recyclable material and organic waste

### Additional Resources:

- For more information, please contact: [Planning.Development@brampton.ca](mailto:Planning.Development@brampton.ca)